

INITIALS _____

***LUNENBURG PLANNING BOARD
TOWN OF LUNENBURG***

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Minutes
Information Meeting (cont'd)
1259 Massachusetts Avenue
August 25, 2014

Meeting Posted: Yes

Time: 6:35 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison

Initial Information Meeting held on August 11, 2014 to hear and discuss a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for use of current medical office building, combined with a metal storage barn for landscaping supplies and vehicles. Information Meeting was continued to this date.

Applicant represented by project engineer Jonathan Markey, Markey and Rubin. J. Markey went through Whitman & Bingham Associates (WBA) review letter (on file in Planning Office) of August 24th. K. Chenis inquired of pesticide storage and would any end up on property pavement; no - would be stored and loaded inside building. Reviewing Engineer Anthony Cleaves, WBA noted J. Markey touched upon all review comments that had not been completely addressed previously. J. Bilotta-Simeone inquired if this is considered multi-use. J. Markey noted that approval was obtained from the Zoning Board of Appeals. J. Markey went through Waiver Request letter (on file in Planning Office). He noted that the waivers requested run with the intended use of the site and not the site itself (any change of use would require the applicant to return before the Board for a new development plan review). A. Cleaves recommended detail be shown on plan of catch basin construction as applicant is requesting waiver from three feet of cover.

Board voted on Waivers.

Protective Bylaw of the Town of Lunenburg Section 6.1.2.1.

Motion N. Lockwood to approve based on no more than two cars, Second D. McQuaid. Directives to note if more than two vehicles, will come before Planning Board. All aye.

Motion N. Lockwood for Directive to require loading/unloading of hazardous materials, e.g. pesticides, fertilizer, etc. will be done inside. No particulate matter in parking lot. Second K. Chenis. All aye.

Bylaw Section 6.1.2.5. and Rules and Regulations Governing the Subdivision of Land Section 5.2.3.1.

Motion N. Lockwood to approve, Second D. McQuaid, all aye.

Bylaw Sections 6.4.3.5. , Section 6.4., and Section 8.4.4.1.a)3

Motion N. Lockwood to approve, Second D. McQuaid, Discussion- M. Allison requested Waivers be separated. M. Allison opined pavement width should be wider than the existing 22 feet. D. McQuaid, K. Chenis and N. Lockwood opined that would not be necessary with increase of traffic.

Bylaw Section 6.4.3.5. Motion to approve N. Lockwood, Second D. McQuaid, all aye.

Bylaw Section 6.4., and Section 8.4.4.1.a)3, Motion to approve N. Lockwood, Second, D. McQuaid, Discussion- M. Allison requesting six additional feet of pavement. Roll Call Vote- M. Allison, nay; K. Chenis, aye; D. McQuaid, aye; N. Lockwood, aye; J. Bilotta-Simeone, aye, vote passed 4-1.

Subdivision of Land Rules and Regs Section 4.10.4.6., N. Lockwood for Directive to note conditional upon referenced detail being added to plan, Second, D. McQuaid. All aye.

Regulations of the Planning Board Governing the Design, Construction and Maintenance of Off Street Parking and Loading Areas Section 2.5.1.

Motion N. Lockwood, conditional on dimensions being added to plan, Second, D. McQuaid. All aye.

Subdivision of Land Rules and Regs requiring minimum radii for interior driveways and service roads which meet the requirements of the subdivision rules and regulations.

Motion N. Lockwood, Second D. McQuaid. All aye.

Plan to be revised per review letter and prepared for Board endorsement.

Motion N. Lockwood to approve Development Plan Review contingent upon successful final review with the peer reviewing engineer, Second, K. Chenis. All aye.

Information Meeting closed at 7:15 PM.

Documents used at meeting:

1259 Massachusetts Avenue Revised Plans

1259 Massachusetts Avenue In House Tech Notes

Whitman and Bingham Associates Review Letter dated August 24, 2014